

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb and
postcode

3/35 John Street, Elwood Vic 3184

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,225,000

&

\$1,325,000

Median sale price

Median price \$2,013,000

House

X

Unit

Suburb Elwood

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

3/35 John Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au

Indicative Selling Price

\$1,225,000 - \$1,325,000

Median House Price

June quarter 2017: \$2,013,000



3 2 2

Rooms:

Property Type: Townhouse (Res)

Land Size: 174.062 sqm approx

Agent Comments

Comparable Properties



23/16-20 Milton St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,310,000

Method: Auction Sale

Date: 12/08/2017

Rooms: -

Property Type: Townhouse (Res)



2/27 Foam St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,225,000

Method: Sold Before Auction

Date: 11/08/2017

Rooms: 4

Property Type: Townhouse (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.